

STAFF REPORT

HEARING DATE: Wednesday, December 8, 2004

TO: Planning Commission

FROM: Sambo Kirkman, Associate Planner

PROPOSAL: **Blackstone Subdivision Modifications**

LOCATION: West side of SW 155th Avenue, north of SW Hart Road
and South of SW Brighton Court.
Map 1S1-20CA, Tax Lots 1100, 1200, 1300, 1400 & 100

SUMMARY: The applicant requests modification to a previously approved Land Division application (LD2003-0033). The applicant proposes grade modifications on Lots 14 through 17, in excess of the two feet allowed in Condition #1 of Land Use Order No. 1681. The applicant also requests approval to phase the approved subdivision. The applicant proposes two phases. Phase 1 is for the construction of nine lots (identified in the original subdivision approval as Lots 1 through 6 and Lots 21, 22, and 23), the water quality facility, and associated public improvements. Phase 2 is the construction of the remaining 14 lots and the remaining public improvements. The number of lots, trees to be retained on the site, and the location of the utilities and public improvements are not proposed for change. The following issues have been identified for consideration.

- The proposed grading of the subject site for Lots 14 through 17 will result in creating an area on Lot 17 that would not easily be accessible to the property owners with the proposed fence and landscaping.
- Additional mitigation for the retaining wall system at Lots 14 through 17 is needed in order to reduce the impact of the wall design on the surrounding area.

APPLICANT: JT Development, LLC, 12600 SW 72nd Avenue, Suite 200, Tigard, OR 97223

RECOMMENDATIONS: **APPROVAL of LD2004-0034 (Blackstone Subdivision Modifications)**, subject to conditions identified at the end of this report.

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
LD2004-0034	Aug. 27, 2004	Sept. 1, 2004	Feb. 16, 2005	April 29, 2005

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Residential Urban Standard Density (R-5)	
Current Development	Single-Family Dwellings.	
Site Size	4.5 Acres	
NAC	West Beaverton	
Surrounding Uses	<u>Zoning:</u> North: Urban Standard Density (R-7) South: Urban Standard Density (R-5) East: Urban Standard Density (R-5) West: Urban Standard Density (R-7)	<u>Uses:</u> North: Residential South: Residential East: Residential West: Residential

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report and Code Conformance Analysis	<u>PAGE No.</u> FR1-FR6
<u>Attachment B:</u> LD2004-0034 (Blackstone Subdivision Modifications) The applicant requests modification to a previously approved Land Division application (LD2003-0033). The modifications include grade changes and phasing of the subdivision.	LD1-LD3
<u>Attachment C:</u> Conditions of Approval	COA1-COA2

EXHIBITS

Exhibit 1. Vicinity Map (page SR-2 of this report)

Exhibit 2. Materials Submitted by Applicant

- Written Statements
- Reduced Plans
- Pre-Application Conference Hold Harmless Notice
- Neighborhood Review Meeting Packet
- Clean Water Services Service Provider Letter
- Retaining Wall Samples

Exhibit 3. Materials Submitted by the Public, as Testimony

Exhibit 3.1 Neighborhood Petition on the design of the wall, dated Oct. 11, 2004.